

Minutes

Wildwood Lot Owners Association

Wildwood Park Council

Date: 06/08/19

**Attending:** Bill Tisher, Cheri Payne, Cristy Herron, Danny Payne, Debby Johnson, Donna Knipp, Dwayne Overly, Heather Edwards, Jim Bumpus, Kim Wyman, Lisa Coffman, Mike Tanner, Kathy Sims, Larry Sims, Penny O'Dell, Mark Schepers, Tina Schepers, Patty Clough, Chuck Ridgel

**Absent:** Ray Lasley

**Guests:** Ron lesson, Fred Jones, Sue Menke, Bill Menke, Morgan Rolph, Midge, Karen Rolph, Scott

DeLong, Phillip Eck, Goldie Eck

Cristy Herron opened the meeting with prayer followed by the Pledge of Allegiance.

**Swearing of newly elected Park Council Members:** none

**June minutes were distributed and approved.** Penny O'Dell motioned to approve. Debbie Johnson seconded. Passed.

**Public comments:** Notice on store door asking for volunteers for all events.

**Financial:** \$2,350.41 social, \$874.00 Trails, \$139.76 Playground, \$61.00 Recycle. Floating Funds from BBQ & washers Tournament 412.00

Cristy Herron motioned to accept. Debby Johnson seconded. Passed

**Internal Affairs:** 4 Speeding Tickets, 1 removing wood from park, 2 speaking offensively to park

employee(s), 1 reckless driving, 3 no decal, 1 tailgating, 1 moving decal between vehicles.

Cristy Herron motioned to accept. Debbie Johnson seconded. Passed

**Environmental:** 2 approved garages/RVport, approved 1 deck.

Debby Johnson motioned to accept. Chuck Ridgel seconded. Passed

**Natural Resources:** 26 trees to be removed from 11 lots. Approved 1 2nd Trailer.

Kathy Sims motioned to accept. Cristy Herron seconded. Passed

**Club House:** None for the month of June, 1 rental for July.

Donna Knipp motioned to accept. Kim Wyman seconded. Passed

**CIMR:** Nothing to report

**Social:** Labor Day Weekend Planning

Labor Day Weekend 8/31/19

Saturday 8/31

Kids Carnival 11:00 am - 12:00 pm Donna Knipp and Kim Furlow on planning committee.

8:00 pm - 12:00 am - Band at the clubhouse DisEngaged

Sunday 9/1- DJ pending finding one available

Harvest Fest discussion will take place in the August meeting. Debby Johnson motioned to accept. Patty Clough seconded. Passed

**Old Business:** n/a

New Business:

Larry Sims & Donna Knipp will donate hay for the Harvest Fest.

Lot D173 has 60 days to complete shed according to proposal - T1 11 equivalent siding, gable shingled roof.  
If not completed, shed will be removed on day 61. Vote:

16 - yes

1 - opposed

2 - abstained

ATV's, UTV's not allowed on any Conservation Property

UTV's allowed on County Roads **within** 10 miles of WW (no straddle type ATV's) Appropriate swim

wear only allowed.

State Law - No minors allowed to possess (carry or handle) alcohol - New signs

Adjom: 9:56 am 1st

- Cristy Herron 2nd

- Larry Sims

Reconvene 11:13 am

Attending: Bill Tisher, Cheri Payne, Cristy Herron, Danny Payne, Debby Johnson, Donna Knipp, Dwayne Overly, Heather Edwards, Jim Bumpus, Kim Wyman, Lisa Coffman, Mike Tanner, Kathy Sims, Larry Sims, Penny O'Dell, Mark Schepers, Tina Schepers, Patty Clough,

Absent: Chuck Ridgel, Ray Lashley

Vote taken to accept verbiage changes to section 8 of the bylaws. Yes -

18

No-0

Abstain - 0

Adjom: 11:27 am 1st

- Donna Knipp 2nd -

Cristy Herron

**BALLOT**

OFFICIAL BALLOTNUMBER:-----

NUMBER OF VOTES: \_

AMENDMENTS TO

BYLAWS

Of

Lost Canyon Lot Owners Association

d/b/a

Wildwood Lot Owners Association

**ov-i**

Vote by marking the box to the left of hov;jwish to vote on the official ballot. You are entitled to one ballot regardless of the number of lots you own. Please return **only** your ballot.

After marking your ballot return it in the enclosed official numbered envelope marked BALLOT. This envelope must reach Steedman, Missouri United States Post Office by??, 2019, or be placed in the locked ballot box in the Wildwood Office no later than 4pm on??, 2019. No late ballots will be accepted.

**WLOA Ballot2020 Assessment Increase**

In order to provide adequate operating revenuejWLOA for the upcoming year, Bylaw 8.3.4 Annual Assessments, a, must be amended by a vote of the lot owners. Please read the proposed change and vote yes or no below.

**Ballot #1 of 4**

8.3.4 Annual Assessments NOW READS:

a. Except hereinafter provided, the aggregate amount of annual assessments against each lot commencing with calendar year 2013 shall not exceed the sum of \$350.00 for each single lot owned and \$250.00 for each additional lot owned and deeded the same.

IF PASSED, IT WILL READ:

a. Except hereinafter provided, the aggregate amount of annual assessments against each lot commencing the calendar year of 2020 shall not exceed the sum of; I ) for each single lot owned and **11 G Q.** for each additional lot owned and deeded the same. 5% of Annual Assessments will be earmarked for the Capital Improvement and Major Repairs (CIMR) fund.

VOTE HERE **X** YES NO

### Ballot #2 of 4

In 2013 an Amendment was voted on and passed for the addition of an Assessment increase to Lot Owners who build across lot lines. Because this action has been determined to be unlawful and unenforceable, we propose to remove this from the Bylaws.

NOW READS:

i. When a freestanding building not exceeding 1400 square feet is built across two contiguous lots owned and deeded the same the annual assessment for each lot will be the same as for a single lot.

IF PASSED, IT WILL BE ELIMINATED:

i. ~~Voting for the addition of an assessment increase for buildings less than 1400 square feet is being eliminated. If passed, the assessment for each lot will be the same as for a single lot.~~

VOTE HERE  YES  NO

### Ballot #3 of 4

In an effort to provide a system of equal allocation of Annual Assessments, it is proposed that item e be ADDED to Bylaw 8.3.4 Annual Assessments. Please read the proposed addition and vote yes or no below.

Bylaw 8.3.4 Annual Assessments will be amended to ADD:

e. Any lot purchased after 1/1/2020 will be assessed the same primary rate, for each and all lots.

VOTE HERE  YES  NO

### Ballot #4 of 4

NOTE: There are four (4) Definition of Terms changes or additions to be voted on.

Please mark each Yes or No separately on this ballot.

\*Bylaws that are denoted by an \*: the complete bylaw is the bottom of the last page of ballots.

Amendments to the 2009 Definition of Terms (Covenants and Bylaws are same)

**1** (of 4)

Now reads:

r. "Member in Good Standing" means member who has all assessments, loans, fines and fees for services paid current and as agreed.

Propose to change to:

r. "Member in Good Standing" means a member who has all Annual and Special Assessments, loans, fines and fees for services paid current and as agreed.

VOTE HERE

YES

NO

**2** {of4}

Now reads:

- s. "Member Eligible to Vote" means a member who has all assessments paid in full by March 31st and for any lot purchased after April 1st with the assessment paid in full at the time of purchase, is a member in good standing and is the designated voter if there are more than one owner.

Propose to change to:

- s. "Member Eligible to Vote" means a Member in Good Standing and is the designated voter if there is more than one (1) Owner of a Lot, as provided for in the Bylaws 2.1.4. \*and 8.3.4d\*\*.

**VOTEHEREYES** ,NO

**3** {of4}

Now reads:

- u. "Owner" means the holder of all or any part of the legal title to any lot or any person purchasing a lot under a contract for deed or itsequivalent

Propose to change to:

- u. "Owner" means the holder of all or any part of the legal title to any Lot or any person purchasing a Lot under a contract for deed or its equivalent

**VOTE HERE** YES NO

**4** (of4)

Currently there is no definition of Voting Power. Please vote to add the following: Add to Definitions of terms:

- gg. Voting Power. The total number of all votes that are eligible to be cast in a given election or vote.

**VOTEHERE** YES NO

References

\*2.1.4 If a lot is owned by more than one (1) owner, the owners shall designate one person as their voter. If they fail to so designate, the voter shall be designated by the Board.

" 8.3.4 d. Annual Assessments notices shall be mailed to the owners no later than December 30th of each year. Assessments are due and payable as of January 1st and shall bear interest at the rate of ten percent (10%) per annum from February 1st to March 31st. They shall be considered delinquent April 1st and shall be subject to late charges until paid in full unless prior arrangements have been made as required by subsection 2.1.7. ,,,;...11 assessments must be paid in full on or before March 31st of each year in order for the owner to be eligible to vote on any matter concerning the Association or for any owner to run for election to the Board or Council. Assessments are levied against each lot.





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2	Jessie Coffman		Ronald Jensen	12 /sy. J. /...)
3	Jim Bump		Sue	13 .r"
4	Larry Sims		Bill	
	Kathy Sims		Maryn Ralph	
	Kim Mims		Morgan Midgett B-2	15
			Kare Bjell	1s: /3JTL
	Tina Johnson		Scott DeRose R	115/1£/(
	Mark Scheer		Phillip & Goldi	17

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PC Member

*Christine Heron*  
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